

Free PDF Quiz 2025 Pass-Sure Real Estate Licensing Virginia-Real-Estate-Salesperson: Virginia Real Estate Salesperson Exam Dumps Cost



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Real Real Estate Licensing Virginia-Real-Estate-Salesperson Exam Question In PDF

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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q70-Q75):

NEW QUESTION # 70

Which of these is a person who is licensed to represent one of the parties in a real estate transaction in exchange for a commission or other valuable consideration?

- A. assistant broker
- B. appraiser
- C. salesperson
- **D. broker**

Answer: D

Explanation:

In Virginia, a real estate broker is the person licensed to represent one of the parties in a real estate transaction in exchange for commission or other valuable consideration.

Salesperson (A): Licensed to perform brokerage activities but only under the supervision of a broker; cannot independently represent a party for commission.

Assistant Broker (B): Not an official license category in Virginia.

Appraiser (D): Licensed to determine property value, not to represent parties in real estate transactions.

Thus, the correct answer is broker.

Reference:

Code of Virginia §54.1-2100 (Definitions)

Virginia Real Estate Board Regulations (18 VAC 135-20)

NEW QUESTION # 71

A home is being sold "as is." Evaluate this situation.

- **A. The seller is signaling that they do not want to do any repairs, regardless of what is found in the inspection.**
- B. The seller is indicating that they believe their home to be in pristine condition.
- C. The seller is planning to tear down the house before closing.
- D. The seller does not have to disclose any defects to the buyer.

Answer: A

Explanation:

When a property is sold "as is":

The seller is saying they will not make repairs or improvements, regardless of what inspections reveal.

However, sellers are still required to disclose known material defects under Virginia law (they cannot conceal or misrepresent conditions).

Other options:

(A) Incorrect → disclosure obligations remain.

(B) Incorrect → "as is" doesn't mean demolition.

(D) Incorrect → "as is" does not imply the home is pristine, just that no repairs will be made.

Reference (Virginia Real Estate):

Virginia Residential Property Disclosure Act (§ 55.1-700 et seq.)

Virginia Real Estate Principles - Disclosures and "as is" transactions

A490-02REGS.pdf - Disclosure curriculum

NEW QUESTION # 72

One township contains how many sections?

- A. 0
- **B. 1**
- C. 2
- D. 3

Answer: B

Explanation:

U. S. Public Land Survey System (PLSS)

Virginia Real Estate Principles - Land descriptions section

A490-02REGS.pdf - Legal descriptions curriculum

Explanation:

Under the Rectangular (Government) Survey System:

A township = 6 miles × 6 miles = 36 square miles.
Each township is divided into 36 sections.
Each section = 1 mile × 1 mile = 640 acres.
Reference (Virginia Real Estate):

NEW QUESTION # 73

Why do lenders need liquidity?

- A. so loans can be packaged together to create MBSs
- B. so they can put their money in long-term assets
- C. so they have the funds to originate more loans
- D. to qualify for FHA insurance

Answer: C

Explanation:

Liquidity is a lender's ability to quickly convert assets into cash.

When lenders sell loans on the secondary mortgage market or securitize them into mortgage-backed securities (MBSs), they regain capital.

This liquidity allows lenders to issue more loans to new borrowers.

Other options:

(A) MBSs are a method to create liquidity, not the purpose.

(C) Investing in long-term assets would reduce liquidity.

(D) FHA insurance does not require liquidity.

Reference:

Fannie Mae & Freddie Mac guidelines

Virginia Real Estate Finance Principles - Secondary Mortgage Market section

NEW QUESTION # 74

Any non-natural structure built on or affixed to land is an:

- A. emblements
- B. appurtenance
- C. improvement
- D. encumbrance

Answer: C

Explanation:

An improvement is any man-made addition or structure attached to land, such as houses, fences, or buildings.

Other terms:

(B) Encumbrance = claim, lien, or restriction on property.

(C) Appurtenance = a right or privilege associated with land (e.g., easement).

(D) Emblements = crops grown annually, personal property of the farmer/tenant.

Reference:

Virginia Real Estate Principles & Practices - Land Characteristics & Property Rights Virginia Exam Content Outline - Land, Property, and Ownership

NEW QUESTION # 75

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